

# FOR SALE OR LEASE

## VACANT COMMERCIAL OUTPARCELS

**NW/Q OF NARCOOSSEE ROAD  
AND US HIGHWAY 192**

OSCEOLA COUNTY  
ST. CLOUD, FLORIDA

**For additional information contact:**

**Steve DeWitt or Tanya Solomon**

**(407) 380-8633**

**[sdewitt@shorecrestretail.com](mailto:sdewitt@shorecrestretail.com) / [tsolomon@shorecrestretail.com](mailto:tsolomon@shorecrestretail.com)**

## EXECUTIVE SUMMARY

**LOCATION:** NW/Q of US Highway 192 and Narcoossee Road  
St. Cloud, Osceola County, Florida

**DESCRIPTION:** Site consists of 4 outparcels in a Winn-Dixie anchored shopping center. Three outparcels fronting Narcoossee Road at signalized intersection and one outparcel fronting US Highway 192. All outparcels have cross access with Winn-Dixie shopping center.

Nearby retailers include Winn-Dixie, Publix, Heartland Dental, Taco Bell, AutoZone, 7-Eleven, Walgreen's, Suntrust, Pizza Hut and Great Clips.

**PRICE:**

	SIZE	SALES PRICE	LEASE PRICE
Lot 1	1.08± Acres	Not for sale	\$90,000 YR/NNN
Lot 2	1.12± Acres	Not for sale	\$75,000 YR/NNN
Lot 3	1.15± Acres (Under Contract)	\$500,000	\$50,000 YR/NNN
Lot 4	.86± Acres	\$500,000	\$50,000 YR/NNN

**2018 TRAFFIC COUNTS:** AADT per Osceola County Traffic Engineering and FDOT\*

**US Highway 192** **30,500\***

**Narcoossee Road** **27,693**

<b>2019 DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	4,018	23,292	69,116
Median HH Income	\$65,494	\$56,796	\$59,556
Average HH Income	\$67,555	\$60,364	\$61,122
Employees	1,169	5,277	14,302

**COMMENTS:** Outstanding location for Gasoline/Convenience Store, Restaurant, Tire Store, Coffee Shop, Retail strip center, Day Care, Medical/Emergency Care or Charter School.





LOT 1

LOT 2

UNDER  
CONTRACT

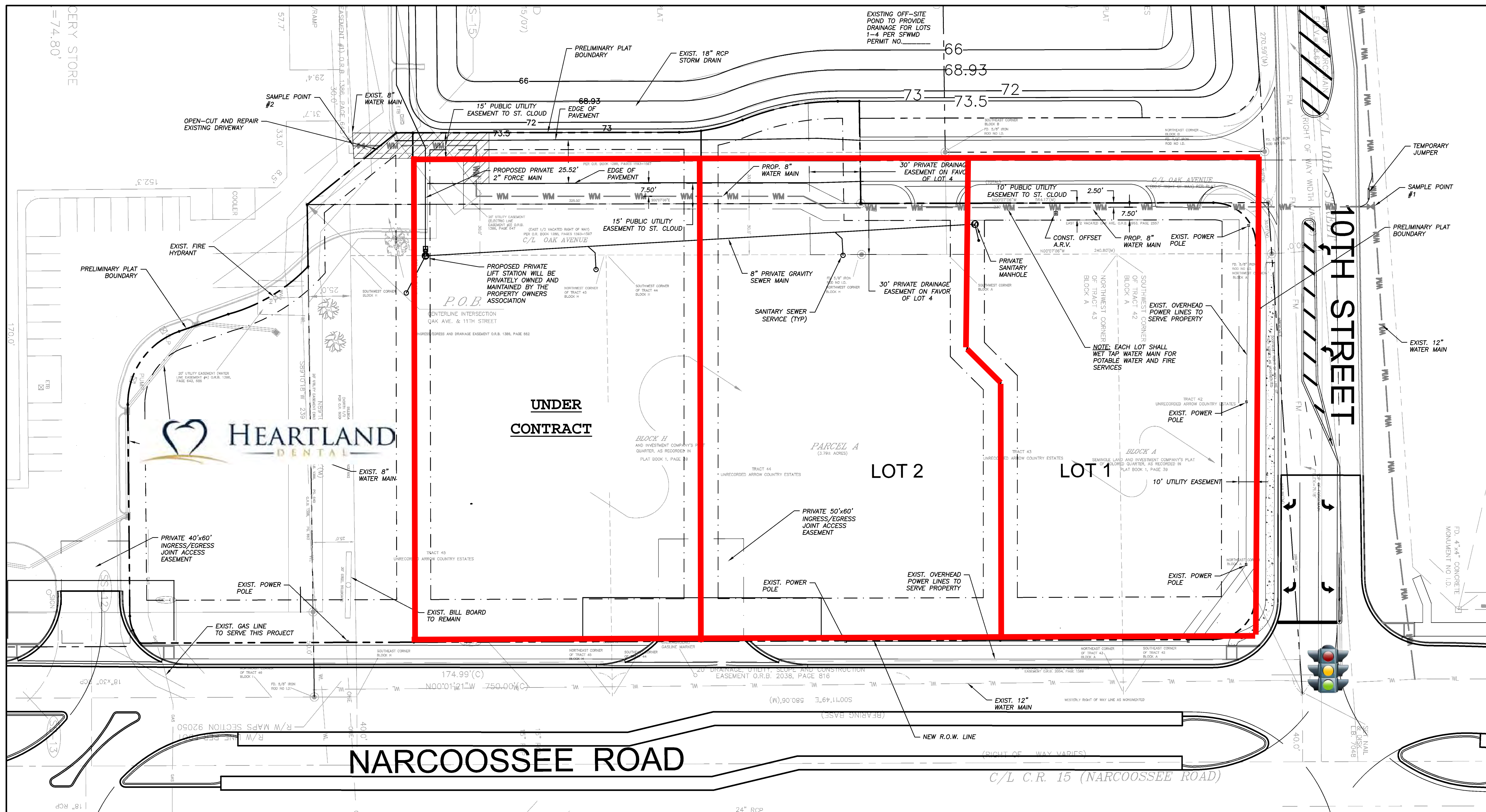
LOT 4

NARCOOSSEE RD

US HWY 192

N











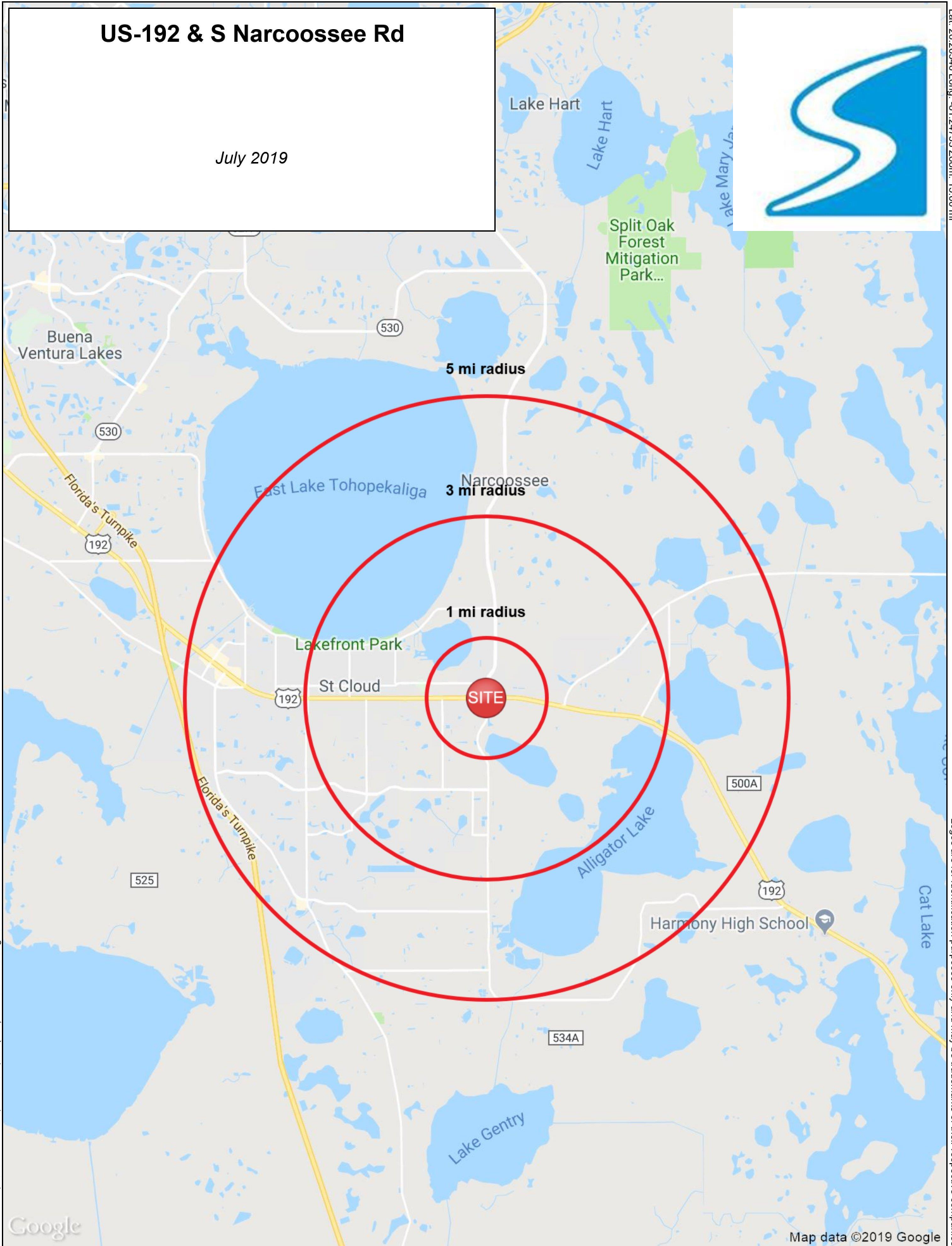






# US-192 & S Narcoossee Rd

July 2019



Lat: 28.26346 Long: -81.24733 Zoom: 15.60 mi

Logos are for identification purposes only and may be trademarks of their respective companies.



# FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.246/-81.244

RF1

## US-192 & S Narcoossee Rd

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	4,018	23,292	69,116
	2024 Projected Population	4,814	28,145	83,041
	2010 Census Population	2,221	17,490	51,362
	2000 Census Population	1,578	14,118	33,594
	Projected Annual Growth 2019 to 2024	4.0%	4.2%	4.0%
	Historical Annual Growth 2000 to 2019	8.1%	3.4%	5.6%
HOUSEHOLDS	2019 Estimated Households	1,464	8,750	24,982
	2024 Projected Households	1,605	9,683	27,529
	2010 Census Households	803	6,543	18,316
	2000 Census Households	576	5,405	12,485
	Projected Annual Growth 2019 to 2024	1.9%	2.1%	2.0%
	Historical Annual Growth 2000 to 2019	8.1%	3.3%	5.3%
AGE	2019 Est. Population Under 10 Years	12.2%	12.3%	12.4%
	2019 Est. Population 10 to 19 Years	13.2%	12.9%	13.3%
	2019 Est. Population 20 to 29 Years	12.2%	12.9%	13.2%
	2019 Est. Population 30 to 44 Years	21.7%	20.8%	21.0%
	2019 Est. Population 45 to 59 Years	20.7%	19.9%	19.2%
	2019 Est. Population 60 to 74 Years	14.5%	14.8%	14.4%
	2019 Est. Population 75 Years or Over	5.5%	6.5%	6.6%
	2019 Est. Median Age	38.0	37.8	37.2
MARITAL STATUS & GENDER	2019 Est. Male Population	50.1%	49.6%	49.0%
	2019 Est. Female Population	49.9%	50.4%	51.0%
	2019 Est. Never Married	24.9%	28.9%	30.2%
	2019 Est. Now Married	50.6%	44.4%	43.8%
	2019 Est. Separated or Divorced	18.2%	19.1%	18.9%
	2019 Est. Widowed	6.4%	7.6%	7.1%
INCOME	2019 Est. HH Income \$200,000 or More	4.6%	2.5%	3.1%
	2019 Est. HH Income \$150,000 to \$199,999	8.2%	5.3%	4.7%
	2019 Est. HH Income \$100,000 to \$149,999	16.7%	15.7%	13.8%
	2019 Est. HH Income \$75,000 to \$99,999	12.1%	13.2%	16.7%
	2019 Est. HH Income \$50,000 to \$74,999	22.7%	17.9%	19.4%
	2019 Est. HH Income \$35,000 to \$49,999	11.2%	16.3%	14.6%
	2019 Est. HH Income \$25,000 to \$34,999	6.9%	9.8%	8.6%
	2019 Est. HH Income \$15,000 to \$24,999	9.4%	9.8%	9.6%
	2019 Est. HH Income Under \$15,000	8.2%	9.6%	9.6%
	2019 Est. Average Household Income	\$67,555	\$60,364	\$61,122
	2019 Est. Median Household Income	\$65,494	\$56,796	\$59,556
	2019 Est. Per Capita Income	\$24,606	\$22,678	\$22,163
	2019 Est. Total Businesses	205	895	1,904
	2019 Est. Total Employees	1,169	5,277	14,302

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RF1

## US-192 & S Narcoossee Rd

		1 mi radius	3 mi radius	5 mi radius
RACE	2019 Est. White	78.0%	79.3%	77.2%
	2019 Est. Black	7.3%	6.8%	7.6%
	2019 Est. Asian or Pacific Islander	4.4%	3.3%	3.6%
	2019 Est. American Indian or Alaska Native	0.5%	0.6%	0.5%
	2019 Est. Other Races	9.9%	10.0%	11.1%
HISPANIC	2019 Est. Hispanic Population	1,194	7,131	25,926
	2019 Est. Hispanic Population	29.7%	30.6%	37.5%
	2024 Proj. Hispanic Population	28.0%	29.4%	35.9%
	2010 Hispanic Population	15.4%	17.3%	24.5%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	2,763	16,008	47,068
	2019 Est. Elementary (Grade Level 0 to 8)	1.8%	3.7%	3.7%
	2019 Est. Some High School (Grade Level 9 to 11)	5.4%	8.3%	7.6%
	2019 Est. High School Graduate	31.0%	35.4%	32.4%
	2019 Est. Some College	24.3%	22.2%	24.3%
	2019 Est. Associate Degree Only	14.7%	11.9%	12.5%
	2019 Est. Bachelor Degree Only	16.2%	13.9%	14.2%
	2019 Est. Graduate Degree	6.7%	4.7%	5.3%
HOUSING	2019 Est. Total Housing Units	1,566	9,471	26,768
	2019 Est. Owner-Occupied	81.7%	71.5%	72.5%
	2019 Est. Renter-Occupied	11.7%	20.9%	20.8%
	2019 Est. Vacant Housing	6.5%	7.6%	6.7%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	16.9%	10.3%	10.8%
	2019 Homes Built 2000 to 2009	31.7%	24.7%	32.7%
	2019 Homes Built 1990 to 1999	12.0%	14.0%	15.6%
	2019 Homes Built 1980 to 1989	16.6%	16.1%	15.3%
	2019 Homes Built 1970 to 1979	11.2%	10.6%	9.3%
	2019 Homes Built 1960 to 1969	2.4%	3.9%	2.6%
	2019 Homes Built 1950 to 1959	1.3%	5.4%	2.9%
	2019 Homes Built Before 1949	1.3%	7.5%	4.1%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.1%	0.2%	0.7%
	2019 Home Value \$500,000 to \$999,999	4.4%	2.8%	2.3%
	2019 Home Value \$400,000 to \$499,999	7.8%	4.3%	4.2%
	2019 Home Value \$300,000 to \$399,999	26.8%	15.8%	15.0%
	2019 Home Value \$200,000 to \$299,999	52.4%	41.6%	52.7%
	2019 Home Value \$150,000 to \$199,999	27.5%	29.6%	34.0%
	2019 Home Value \$100,000 to \$149,999	9.5%	17.0%	17.6%
	2019 Home Value \$50,000 to \$99,999	7.5%	12.8%	11.8%
	2019 Home Value \$25,000 to \$49,999	3.0%	2.7%	2.6%
	2019 Home Value Under \$25,000	9.9%	6.8%	6.1%
	2019 Median Home Value	\$233,806	\$198,291	\$202,784
	2019 Median Rent	\$1,039	\$941	\$984

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		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	3,198	18,608	54,962
	2019 Est. Civilian Employed	58.5%	54.8%	56.8%
	2019 Est. Civilian Unemployed	1.5%	1.8%	2.0%
	2019 Est. in Armed Forces	0.2%	-	-
	2019 Est. not in Labor Force	39.9%	43.4%	41.2%
	2019 Labor Force Males	49.9%	49.0%	48.3%
	2019 Labor Force Females	50.1%	51.0%	51.7%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	1,869	10,189	31,212
	2019 Mgmt, Business, & Financial Operations	16.3%	15.1%	14.2%
	2019 Professional, Related	16.8%	15.7%	16.7%
	2019 Service	20.8%	23.2%	24.1%
	2019 Sales, Office	23.5%	24.6%	25.3%
	2019 Farming, Fishing, Forestry	-	0.1%	0.4%
	2019 Construction, Extraction, Maintenance	10.3%	10.4%	8.8%
	2019 Production, Transport, Material Moving	12.2%	10.8%	10.5%
	2019 White Collar Workers	56.7%	55.4%	56.2%
	2019 Blue Collar Workers	43.3%	44.6%	43.8%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	79.0%	79.6%	80.6%
	2019 Drive to Work in Carpool	10.3%	10.0%	10.3%
	2019 Travel to Work by Public Transportation	0.8%	2.4%	1.6%
	2019 Drive to Work on Motorcycle	0.4%	0.2%	0.2%
	2019 Walk or Bicycle to Work	3.0%	1.8%	2.4%
	2019 Other Means	0.2%	0.5%	0.3%
	2019 Work at Home	6.4%	5.5%	4.6%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	13.4%	17.9%	16.6%
	2019 Travel to Work in 15 to 29 Minutes	27.8%	22.5%	24.5%
	2019 Travel to Work in 30 to 59 Minutes	41.8%	39.8%	42.0%
	2019 Travel to Work in 60 Minutes or More	14.9%	12.4%	12.8%
	2019 Average Travel Time to Work	31.5	30.9	30.6
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$78.7 M	\$434.25 M	\$1.25 B
	2019 Est. Apparel	\$2.76 M	\$15.14 M	\$43.7 M
	2019 Est. Contributions, Gifts	\$4.38 M	\$23.72 M	\$68.22 M
	2019 Est. Education, Reading	\$2.44 M	\$12.93 M	\$37.23 M
	2019 Est. Entertainment	\$4.46 M	\$24.3 M	\$70.02 M
	2019 Est. Food, Beverages, Tobacco	\$12.12 M	\$67.39 M	\$194.45 M
	2019 Est. Furnishings, Equipment	\$2.77 M	\$15.14 M	\$43.58 M
	2019 Est. Health Care, Insurance	\$7.31 M	\$40.64 M	\$116.88 M
	2019 Est. Household Operations, Shelter, Utilities	\$25.41 M	\$141.14 M	\$406.7 M
	2019 Est. Miscellaneous Expenses	\$1.49 M	\$8.2 M	\$23.54 M
	2019 Est. Personal Care	\$1.05 M	\$5.83 M	\$16.79 M
	2019 Est. Transportation	\$14.51 M	\$79.82 M	\$230.4 M

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